

DRAFT

MINUTES OF THE CITY COUNCIL
OF THE
CITY OF GREENSBORO, N. C.

SPECIAL MEETING:

27 AUGUST 2002

Pursuant to Council action at the regular meeting of 20 August 2002, the City Council of the City of Greensboro met in Special Session at 6:00 p.m. on the above date in the Council Chamber of the Melvin Municipal Office Building with the following members present: Mayor Pro Tempore Yvonne J. Johnson, presiding; Councilmembers Claudette Burroughs-White, Sandra G. Carmany, Florence F. Gatten, Belvin J. Jessup, Robert V. Perkins, Thomas M. Phillips, and Donald R. Vaughan. Absent: Mayor Keith A. Holliday, excused by action of Council. Also present were Mitchell Johnson, Assistant City Manager; Linda A. Miles, City Attorney; and Juanita F. Cooper, City Clerk.

The meeting was opened with a moment of silence and the Pledge of Allegiance to the Flag.

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The Assistant City Manager recognized Brian Clark, employee in the Water Resources Department, who served as courier for the meeting.

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Mayor Pro Tem Johnson explained the Council procedure for conduct of the meeting.

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Councilmember Burroughs-White moved to excuse Mayor Holliday from attendance at this meeting. The motion was seconded by Councilmember Phillips and adopted unanimously by voice vote of Council.

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Mayor Pro Tem Johnson introduced a resolution approving bid and authorizing execution of Contract No. 2002-42C with Ramey, Inc. for the Phase III, Haw River Waterline Improvements.

After brief discussion regarding the timeframe for receipt of information related to items to be considered by Council, Allan Williams, Water Resources Department Director, briefly explained details with regard to the contract for these improvements, Councilmember Phillips moved adoption of the resolution. The motion was seconded by Councilmember Gatten; the resolution was adopted on the following roll call vote: Ayes: Burroughs-White, Carmany, Gatten, Jessup, Johnson, Perkins, Phillips and Vaughan. Noes: None.

134-02 RESOLUTION APPROVING BID AND AUTHORIZING EXECUTION OF CONTRACT NO. 2002-42C
WITH RAMEY, INC. FOR THE PHASE III, HAW RIVER WATERLINE IMPROVEMENTS

WHEREAS, after due notice, bids have been received for Phase III of the Haw River waterline improvements project;

WHEREAS, Ramey, Inc., a responsible bidder, has submitted the low base and alternate bid in the total amount of \$1,059,926.25 as general contractor for Contract No. 2002-42C, which bid, in the opinion of the City Council, is the best bid from the standpoint of the City;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENSBORO:

That the bid hereinabove mentioned submitted by Ramey, Inc. is hereby accepted, and the Mayor and City Clerk are hereby authorized to execute on behalf of the City of Greensboro a proper contract to carry the proposal into effect, payment to be made from Account No. 503-7006-01.6019 CBR 003.

(Signed) Thomas M. Phillips

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Council and the public viewed a tape entitled *Solid Waste Transfer Site Proposal* which was being televised on Government Cable Channel 13 to provide information to citizens.

Mayor Pro Tem Johnson stated that Council would now hold a public hearing related to Solid Waste Disposal Alternatives to the White Street Landfill. She asked if anyone wished to be heard.

Detailing past and existing undesirable uses that had been placed in the Southeast area and had negatively impacted area citizens, Dorothy Brown, residing at 603 Julian Street, spoke to improvements being made in the area and requested the Council to exclude East Greensboro from consideration as a site for a transfer station or landfill uses.

Harold G. Fields, residing at 1903 Belden Drive, spoke to undesirable uses located in Northeast Greensboro and stated that he believed Northeast and East Greensboro should be excluded from consideration as a site for a transfer station or landfill purposes.

David Dansby, residing at 1420 Larchmont Drive, stated that he represented the Greensboro Chapter of the NAACP and detailed the renovations and improvements that had been made in Southeast Greensboro. He also spoke to citizens' concerns with regard to having undesirable uses placed in Northeast Greensboro and unfavorable the impact these uses had on area residents.

James Kee, residing at 4411 Belfield Drive, stated that, in his opinion, the White Street Landfill had an impact on all citizens of Greensboro. He requested the Council to fulfill their commitment to close the existing landfill.

William F. Wright, residing at 4802 Ramblewood Road, spoke to the unity of the African American community with regard to this issue. He offered personal comments with regard to the placement of undesirable uses in the community and requested that Council not pit citizens/neighborhoods against each other by placing a transfer station at the suggested Patton Street location or in another Greensboro community.

Mazie Ferguson, no address provided, spoke to the undesirable uses located in Northeast Greensboro and asked that Council not place a transfer station in the Northeast, East or any other Greensboro residential area.

Goldie Wells, residing at 4203 Belfield Drive, provided a history of undesirable uses in the Southeast area and requested Council to protect the quality of life for citizens and not place a transfer station in East Greensboro or any other residential area.

Mary Lou Clapp, residing at 603 Cardella Drive, spoke to undesirable uses located in the community, requested that Council keep their commitment to close the landfill and questioned why the City Council and Guilford County Commissioners couldn't work together to look at alternative sites and develop a community solution

Clinton Gravely, residing at 601 Callan Drive, spoke to undesirable uses located in East Greensboro, encouraged Council to make Greensboro a place of which to be proud, and requested that Council not place a transfer station in that area.

Earl Jones, residing at 21 Loney Circle, stated that Council should consider people being affected by the landfill. Speaking to undesirable uses located in East Greensboro and stating that Council had expressed the intent to close the landfill, he requested that East Greensboro and other Greensboro sites be excluded as a site for a transfer station. Mr. Jones suggested that Council explore an alternative site in Guilford County that would have less impact on people.

Evelyn Smith, residing at 1316 Spry Street, spoke to undesirable uses located in East Greensboro and the negative impact the landfill had on area residents, offered support for closing the White Street Landfill, requested that Council consider using a site in rural Guilford County for solid waste disposal, and encouraged Council to develop a solution that would be fair and ensure that fewer people would be negatively impacted.

Bill Craft, residing at 1000 Dover Road, encouraged Council to look at the big picture in making a decision about solid waste; he stated that there was no data to prove that if the landfill stayed open area conditions would worsen, residents chose to move to the area, and he believed the existing landfill should remain open. He encouraged the Council to consider not allowing the landfill to accept waste from areas outside Greensboro and urged Council to give serious consideration to the financial impact on all Greensboro citizens if landfill were closed.

Allen Daniel, residing at 5704 Friendswood Drive, requested that Council not close the existing landfill, and spoke to his understanding of the racial makeup of the original community surrounding the landfill. He stated he believed the landfill was a well-run facility, spoke to the sale of gas from the landfill, emphasized that the landfill served all the people of Greensboro efficiently, and stated he believed the citizens in East, Southeast and Central Greensboro could not afford increased costs in landfill services. He further suggested that citizens who did not wish to live in the landfill area should relocate and that it might be cost effective for the City to buy out citizens rather than change to another landfill option with unknown costs.

Jon Carr, residing at 4701 West Friendly Avenue, spoke to the cost of closing the landfill, offered his support for the landfill closing, and stated that he believed the transfer plan to ship garbage to an outside location wouldn't help the environment.

In response to Council inquiry, Assistant City Manager Johnson spoke briefly to the current and potential future cost to citizens for solid waste disposal.

Mary E. Black, residing at 409 Burtner Street, expressed concern with the impact of existing undesirable uses on the neighborhood and offered her opinion with regard to the City's unsatisfactory handling of past environmental problems. She stated that residents in her neighborhood did not want a transfer station in the area.

T. J. Warren, Sr., residing at 1919 Carlton Avenue, Benbow Park Neighborhood, stated the residents opposed the location of a transfer station in Southeast Greensboro. He requested Council to uphold the intent to close landfill and suggested that Council have City staff work to locate a less residentially populated area in which to place the station, specifically in unincorporated Guilford County.

Anne Givan, residing at 3033 Lake Forest Drive, co-owner of a solid waste management company, spoke to her experience in this area. She reviewed various solid waste disposal options (landfill, transfer station, incinerator) and associated costs. She stated that she didn't believe Greensboro had trash volume to justify two transfer stations and questioned why Greensboro should pay to truck waste to a transfer station and then out of the system; she stated that she believed this would place Greensboro at the mercy of haulers and landfill owners; i.e., increase rates, discontinued service. Ms. Givan stated she believed the White Street Landfill was a precious, necessary commodity for Greensboro.

Randy Weikel, residing at 600 Staunton Drive, stated he believed Council's decision to replace the White Street Landfill was not a good decision. He stated the landfill provided cost-effective service for all citizens, added that the closing would satisfy a small group of citizens, and requested the Council to a decision that would benefit the majority of Greensboro citizens.

John D. Swanson, residing at 5918 Weston Drive, stated he believed the City Council possessed a special commodity, a state-of-the-art, permitted landfill that could continue to operate for many years. He questioned the total cost to close the landfill, suggested that citizens who resided around the landfill should relocate, and expressed the opinion that transfer stations created the same odor as a landfill. Mr. Swanson stated he believed if Greensboro used transfer stations, the City would be at the mercy of haulers and the landfill accepting the solid waste; i.e., increase rates, discontinued service.

Mark E. Funderburk, residing at 4004 Oak Grove Avenue, provided a history of family members who had lived in Northeast Greensboro, expressed concern with the proposed increase in cost for solid waste disposal without making a serious difference in the quality of life for area residents, and requested that the City address concerns with odor (landfill and mulch pile), trash, etc. from the existing facility. He offered his opinion that changing the roadway pattern in the area would address some truck traffic but would not address concerns with the landfill. He requested that Council work to be more neighborhood friendly with residents in the surrounding area.

Jerry Bulla, residing at 5006 Heathridge Terrace, spoke in opposition to the landfill closing and noted the economical impact the closing would have on all Greensboro taxpayers; he stated he did not believe that taxpayers understood the financial impact of the landfill closing. Mr. Bulla provided a history of property in the landfill area purchased for future landfill expansion, spoke to his tenure as a City employee and his personal association with the landfill operation, and offered personal comments with regard to this issue. Speaking to the excellent quality of Greensboro's landfill operation in comparison to other communities, he stated he believed the landfill could continue to provide service to the community for many years.

Jon Barsanti, residing at 11 Teal Court, spoke in opposition to the landfill closing; emphasized that this was a city issue, not a county issue; and stated he believed solid waste management should include a blending of three options; i.e., expanding the landfill, installing transfer stations and building incinerators. Mr. Barsanti expressed concern with the City's not being able to retain control of Greensboro's solid waste stream if only one option were pursued; he emphasized the need to enhance recycling and stop items that could be recycled from being sent to the landfill.

Loretha Graves, residing at 1246 Woodbriar Drive, spoke in support of the position of East Greensboro with regard to a transfer station site. She noted that Council had voted the intent to close the White Street Landfill and had further considered closing the site before the required date of 2008. Ms. Graves stated she believed the transfer station option might not be the best and most effective "long-term" solution for Greensboro, might continue to have negative implications for economic growth and development in area in which they were located and would continue to receive community resistance. Presenting a PowerPoint presentation, Ms. Graves stated that, in her opinion, the development of a regional solid waste management strategy/program might be more effective and lead to long term resolution of garbage disposal for Greensboro and those dependent on current services. She offered suggestions for the revitalization of the regional solid waste manage advisory committee/team. (A copy of Ms. Graves' information is filed in Exhibit Drawer N, Exhibit Number 41, which is hereby referred to and made a part of these minutes.)

LeAnne Case, residing at 5007 Windermere Drive, spoke in opposition to closing the White Street Landfill facility when it could continue operation for many years; she stated the state-of-the-art landfill operated above state standards and that she could not support a tax increase in order to close the landfill. She asked Council to respect the master plan for the landfill, stated she believed Council should pursue a regional landfill, expressed concern with problems that could arise if the Council approved transfer stations and requested that Council not make a decision when so much was unknown about the future operational costs involved with transfer stations.

Parthenia M. Grady, residing at 4306 King Arthur Place, questioned how diligently Council had explored other alternatives with regard to method of solid waste disposal and site locations.

Jon Amumason, residing at 5011 Tower Road, stated he believed the proposal being considered by Council was a temporary fix; he challenged Council to develop a strong, innovative solution to water, sewage and solid waste disposal.

James F. Miller, residing at 615 Cardella Drive, spoke to undesirable uses in the area and the negative impact on area citizens; he spoke in support of the closing of the White Street Landfill. Mr. Miller provided a history of his church's long-term involvement with the community and stated that he believed Council could make this a good place in which to live.

Henry Collins, residing at 3904 Hickory Tree Lane, stated that it had been his understanding that all work at the White Street Landfill would cease when Council stated it intended to close the landfill in 2008. He offered personal thoughts with regard to the environmental impact on this area by various undesirable uses; he also spoke to past studies conducted in the area, sale of methane gas at the landfill which provided a revenue source for City, proposed changes in

the roadway system to the landfill, and all operations at the landfill. Mr. Collins questioned why citizens were only now hearing about increased cost if transfer stations were enacted.

Chris N. Thompson, residing at 3809 Holts Chapel Road, spoke to the unsightly condition of the property surrounding the White Street landfill, provided a history of the landfill, stated she believed the City was pushing problems on the County and the community surrounding the landfill, and stated that she favored the closing of the landfill and opposed other landfill uses in the area.

Todd Rotruck, residing at 213 Wilson Street, spoke in opposition to the closing of the White Street Landfill and in opposition to the construction of a transfer station. He expressed concern and personal thoughts with regard to the financial burden the new transfer stations would have on citizens and the burdening of two new areas of the City in which transfer stations would be located. Mr. Rotruck suggested Greensboro implement an aggressive recycling program.

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The Mayor Pro Tem declared a recess at 8:05 p.m.

The meeting reconvened at 8:20 p.m. with all members of Council present except Mayor Holliday who was excused earlier in the meeting.

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Isabella Davis, residing at 4107 Queen Beth Drive, spoke to the transition of East Greensboro, requested that Council not pit this area against other parts of the City, and stated that Council had the opportunity to begin to make this a new, equitable neighborhood by closing the landfill.

Julius Koonce, residing at 407 North Dudley Street, member of the Greensboro Planning Board, spoke to the landfill's negative impact on area citizens, detailed residents' efforts to improve the community, and requested that Council stay committed to the decision to close the landfill and find a way to make it work for East Greensboro residents and for all citizens.

Robert Poueymirou, residing at 2917 Martha's Place, spoke in opposition to moving or closing the landfill. He spoke to the excellence of the landfill, stated that a good landfill had to be in a location that benefited all of Greensboro, and requested Council not to close the landfill prematurely before it had reached capacity. Requesting that Council use City money effectively, Mr. Poueymirou stated he believed that moving or closing the landfill would not be in the best interest of Greensboro's taxpaying citizens.

Cameron Falkener, residing at 133 North Dudley Street, requested Council to close the landfill and not locate a facility near another residential area. He spoke to the history of the community surrounding the landfill, spoke to health problems of citizens who lived in the area, and noted his interest in a study of health hazards from the landfill.

Jean M. Black, residing at 4103 O'Briant Place, questioned why the search for a transfer station was not included in the study of the airport area land use plan. She stated that according to FAA information, waste disposal sites that have the potential to attract birds are considered incompatible if located within 10,000 feet of any runway end; spoke to the proximity of existing landfills to the airport property; and noted the airport was located in Greensboro's watershed. (A copy of Ms. Black's information, including a map of the area, is filed in Exhibit Drawer N, Exhibit Number 41, which is hereby referred to and made a part of these minutes.)

Jeri Covington, Environmental Services Department Director, stated that staff was aware of the standards noted by Ms. Black for a waste facility; she advised the standards for the location of a transfer station were similar to those of a warehouse and stated those standards didn't apply because the proposed facility wouldn't attract birds.

Dianne Banks, residing at 1707 Bashford Lane, cited health problems of citizens in the landfill area and spoke in support of the landfill closing.

W. L. “Bill” Neese, residing at 425 West Radiance Drive, spoke in opposition to the landfill closing. He offered suggestions for reclaiming the property in the landfill area, suggested creating enough buffer to eliminate problems for area residents, requested that Council take their time in making a decision, and spoke to the potential cost to transport trash to another site. He stated that he intended to secure a petition from those citizens who opposed the landfill closing.

Fred Ashworth, residing at 512 Audubon Drive, offered his personal thoughts about why the landfill should remain open.

Stating that he believed closing the White Street Landfill would be the wrong thing to do for all of Greensboro, David Craft, residing at 531 Woodland Drive, spoke to the affordable operation of the landfill and requested Council to keep the landfill open. He spoke to the undue burden the additional costs would have on poorer residents, suggested a buy-out plan for residents in the landfill area, requested that Council not open transfer stations that would burden other areas of Greensboro, and spoke to Council’s responsibility to provide affordable trash collection to all Greensboro residents.

Valerie Niles, residing at 2008 Lynn Road, asked questions about the permitting process and current cost to operate the landfill, and spoke to solid waste disposal options used in other states.

In response to Ms. Niles’ question about the permits for the landfill operation, Ms. Covington explained the landfill permitting process and detailed various operating phases at the White Street Landfill.

LaShawn Williamson, residing at 2212 Flora Vista Court, spoke to her church’s operation and activities in the landfill area. Speaking to a recent newspaper article about the landfill, she requested that Council ensure that clear, concise details about the intent for the future use of the White Street Landfill was made available to Greensboro citizens.

Robert Lauver, residing at 107 Cypress Street in the Aycock Neighborhood, stated that he believed the landfill should be important issue for Greensboro. He offered support of Council’s commitment to close the landfill, spoke to past undesirable uses located in East Greensboro, spoke in opposition to the location of a transfer station in East Greensboro, and offered personal thoughts about solid waste management issues.

Ken Ripley, residing at 3404 Dogwood Drive, spoke in support of keeping the landfill open, expressed concern with respect to the increased costs Greensboro residents would pay if the landfill were closed, stated he believed the landfill closing would cost more than Council anticipated, and reiterated that the landfill had existed at this location before citizens chose to buy homes in the area. He suggested that Council enhance the recycling program and levy fines for citizens and businesses that wouldn’t participate.

Sam Simpson, residing at 204 Elmwood Drive, spoke in opposition to a proposed solution that would cost millions of additional dollars a year and suggested that Council use forward thinking to try to change the solution. He provided a history of the residential area around the landfill and stated the landfill was at this location prior before residents in the area; Mr. Simpson offered suggestions for keeping the landfill open; i.e., regulate site, reroute traffic, screen trash, repurchase houses

Larry Morse, residing at 224 Kensington Road, shared his opinions as to why people reside in the area surrounding the landfill. He stated he believed closing the landfill was in the best interest of society and that a transfer station couldn’t be located in East Greensboro.

Betty Thompson, residing at 3308 South Elm-Eugene Street, spoke to the location of the landfill in the Northeast area and voiced opposition to the location of a transfer station in the Southeast Greensboro area. She spoke to the work of citizens of the Northeast and East to acquire amenities for the neighborhoods. Ms. Thompson requested that Council facilitate a process that provided good, accurate information to educate citizens and also involve citizens as a part of the team to come up with a solution.

Mike Niles, residing at 2008 Lynn Road, stated he was not aware that the landfill was at this location when he purchased his home. He spoke to the negative impact the landfill had on area residents, stated that Council must take

action to address the problems that are created by the landfill, offered to sell his home to the City for fair market value, and spoke to the undesirable uses that have been located in this area of the City.

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A number of the above speakers extended deepest condolences to Mayor Holliday and his family on the recent death of his daughter.

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Councilmember Vaughan moved to close the public hearing on the solid waste disposal alternatives to the White Street Landfill. The motion was seconded by Councilmember Phillips and adopted unanimously by voice vote of Council.

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Councilmember Burroughs-White spoke to the past racial makeup of citizens residing the landfill area, stated she believed it was important for citizens to learn about how and where other people live, and provided information about the number of citizens who reside in proximity to the existing landfill.

At Councilmember Burroughs-White's request, the Assistant City Manager Johnson and Ms. Covington explained the rationale for varying estimates with regard to the remaining lifespan of the White Street landfill.

The Assistant City Manager stated the issue was confused by Council actions taken over the past year when certain parts of the area were not permitted for landfill use; he advised the original estimate had been prepared assuming the use of the acreage. Ms. Covington explained the process to determine the life of the landfill, spoke to various Phases of the landfill operation, and stated that the maximum for these phases totaled approximately 135 acres of permissible space. She stated that no environmental work had been performed on some of the space and some of the property had not been acquired by the City. Ms. Covington stated this process had caused confusion with regard to the remaining life of the landfill.

After discussion, Councilmember Perkins requested that staff determine 1) where the City would get another area for a transfer station site, 2) what could the City do at the landfill to create state of the art solutions for the uses that would remain at that location and consider community input, and 3) work on a regional solution. Councilmember Vaughan asked staff to re-evaluate the City's waste stream and strengthen the recycling program.

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Members of Council expressed appreciation to the citizens who had attended the meeting and offered input. Mayor Pro Tem Johnson stated Council would consider all the information when making future decisions.

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Councilmember Vaughan moved that the City Council adjourn. The motion was seconded by Councilmember Phillips and adopted unanimously by voice vote of the Council.

THE CITY COUNCIL ADJOURNED AT 9:25 P.M.

KEITH A. HOLLIDAY
MAYOR

JUANITA F. COOPER
CITY CLERK
